

42 Mead Lane  
Herford, SG13 7GA  
£300,000





## 42 Mead Lane Herford, SG13 7GA

Offered to the market chain free, this beautifully presented 536 sq. ft. ground floor apartment on the sought-after Mead Lane offers modern living in the heart of Herford.

Finished to a high standard throughout, the property features attractive wooden flooring, a spacious double bedroom and a bright open-plan kitchen, dining and living area. The contemporary kitchen is fitted with integrated appliances, creating a stylish and practical space for everyday living.

A standout feature of the apartment is its generous private garden, accessed directly from both the living room and the bedroom. Rarely found in similar developments, this superb outdoor space is perfect for relaxing, entertaining or dining al fresco.

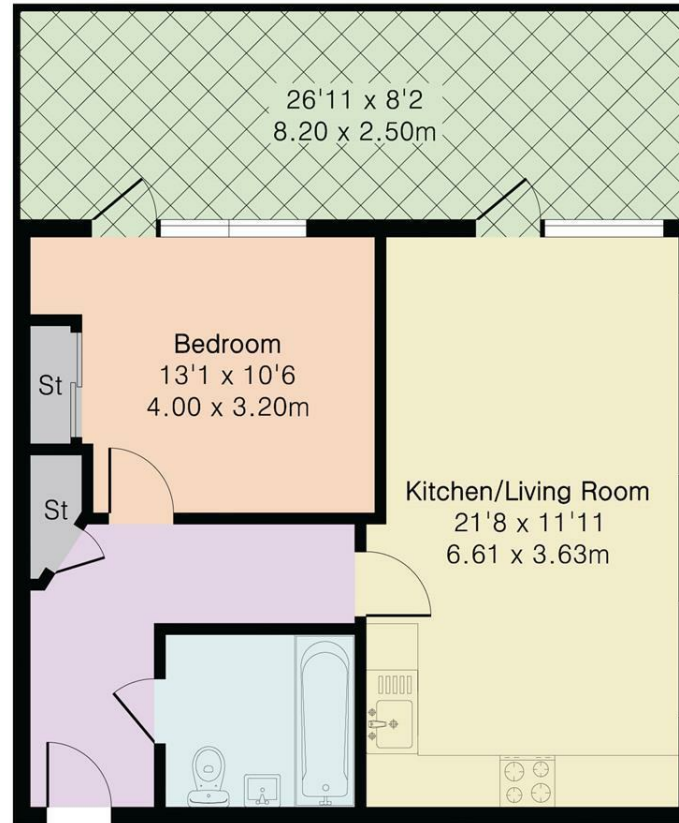
The property also benefits from an allocated parking space, conveniently positioned directly outside and visible from the living room, along with secure bicycle storage in the underground car park.

Ideally located just a five-minute walk from Herford East railway station, with an even quicker route via the underground car park, the apartment offers direct rail services to London Liverpool Street, making it an excellent choice for commuters. Herford's bustling town centre is also on your doorstep, with supermarkets, independent shops, cafés, bars and restaurants all within easy walking distance.

With its step-free accommodation, contemporary finish and exceptional location, this apartment is perfectly suited to first-time buyers, downsizers, commuters and anyone seeking accessible living.



Approximate Gross Internal Area 536 sq ft - 50 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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